



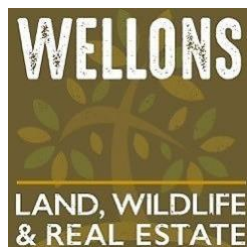
Oak Ridge Escape

An investment grade farm & hunting property in Van Buren County, Arkansas

40(+/-) total acres • Van Buren County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

DISCLOSURE STATEMENT

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PROPERTY HIGHLIGHTS

Property Overview:

This farm is a partially developed whitetail property in north central Arkansas. Consisting of +/-40 acres, is a simple layout with a gravel drive in the front and following the main road to a cabin site and hardwood timber encompassing the rest of the property. With current infrastructure and location this allows for a unique opportunity to produce turkey, deer, and even wild hogs year after year.

A rare opportunity to have a recreational tract with this beauty and this amount of hunting potential is a chance you do not want to miss out on.

- Developed Deer Hunting
- Multiple Food plot areas
- Designated and tested well site
- Recently developed pond
- Recently revamped Camp
- Additional storage areas for atvs, tractors, implements ect.
- Large metal barn on site

Location:

This property is in Van Buren County, North West of Clinton, Arkansas, on Highway 16

Clinton- 25 miles

Conway- 67 miles

Little Rock – 90 miles

Surrounding Properties:

Nearby notable hunting properties include multiple productive public lands based around the Ozark mountains and several lakes including Brock Creek lake, West fork point remove creek reservoir, and Greers ferry lake.

Property Highlights:

This property is something special with many opportunities to have a special place and get away from the real world. Ready to hunt at a moment's notice. Multiple roads allow for 100% access to this property.

Land Area:

The land offered is comprised of 40+/- acres.

Mineral Rights:

All mineral rights owned by the Sellers (if any) shall be transferred upon closing, but the Sellers do not warrant or guarantee ownership.

Taxes:

The taxes are approximately \$769.5

Price:

The listing price is \$135,000.00

Contact Alex Boyce at 501-288-7468 or Alex@wellonsland.com for more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Alex Boyce at 501-288-7468 or email Alex@WellonsLand.com. Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

Aerial Map Oak ridge



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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 35° 39' 5.33, -92° 46' 24.82

0ft 776ft 1551ft

26-12N-17W
Van Buren County
Arkansas



5/5/2024

Field borders provided by Farm Service Agency as of 5/21/2008.







